093.0	0004	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	721,100 / 721,100
					USE VALUE:	721,100 / 721,100
					ASSESSED:	721,100 / 721,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HIMS MATTHEW M &
Owner 2:	KAKOS A WHITNEY
Owner 3:	
Street 1:	93 OVERLOOK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WARD BRUCE D & CHERYL A -
Owner 2:	-
Street 1:	93 OVERLOOK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1516 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	329,700	2,900	388,500	721,100
Total Card	0.103	329,700	2,900	388,500	721,100
Total Parcel	0.103	329,700	2,900	388,500	721,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.82 | /Parcel: 475.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	329,800	2900	4,500.	388,500	721,200	721,200	Year End Roll	12/18/2019
2019	101	FV	257,000	2900	4,500.	394,100	654,000	654,000	Year End Roll	1/3/2019
2018	101	FV	257,000	2900	4,500.	294,100	554,000	554,000	Year End Roll	12/20/2017
2017	101	FV	257,000	2900	4,500.	266,400	526,300	526,300	Year End Roll	1/3/2017
2016	101	FV	201,700	2900	4,500.	255,300	459,900	459,900	Year End	1/4/2016
2015	101	FV	196,600	2900	4,500.	216,500	416,000	416,000	Year End Roll	12/11/2014
2014	101	FV	196,600	2900	4,500.	205,400	404,900	404,900	Year End Roll	12/16/2013
2013	101	FV	196,600	2900	4,500.	195,400	394,900	394,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7614

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WARD BRUCE D &	66422-131		11/23/2015		569,500	No	No		
DOWNING EDWARD	66162-22		9/30/2015	Sub Sale	495,000	No	No		
DOWNING EDWARD/	26565-536		8/7/1996		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2019	483	Solar Pa	20,372	C				
4/6/2017	380	Add Att	24,000	O				
10/5/2016	1225	Dormers	28,000	O				dormer shell futur
11/5/2015	1718	Inter-De	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/6/2016	SQ Returned	MM	Mary M
6/3/2016	Meas/Inspect	PT	Paul T
5/19/2016	Left Notice	PT	Paul T
5/19/2016	Permit Visit	PT	Paul T
12/5/2008	Meas/Inspect	372	PATRIOT
2/2/2000	Meas/Inspect	263	PATRIOT
8/5/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	5									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

User Acct

60409

GIS Ref

GIS Ref

Insp Date

06/03/16

!7614!

PRINT

Date	Time
12/10/20	22:14:00

LAST REV

Date	Time
09/04/19	08:41:32

danam

USER DEFINED

Prior Id # 1:	60409
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369589
Depreciation:	39916
Depreciated Total:	329673

COMMENTS

NO HEAT UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

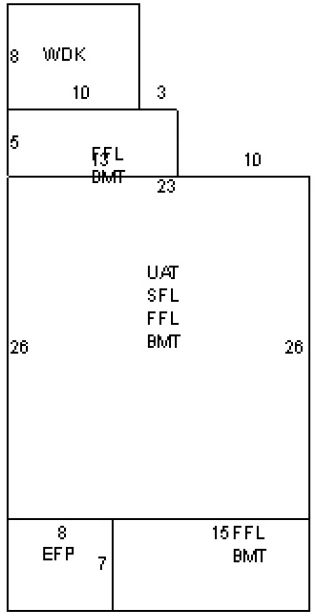
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.38
Special Features:	0	Val/Su Net:	136.24
Final Total:	329700	Val/Su SzAd	241.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	49.610	38,102
FFL	First Floor	768	165.380	127,008
SFL	Second Floor	598	165.380	98,894
UAT	Upper Attic	150	92.610	13,845
WDK	Deck	80	15.680	1,254
EFP	Enclos Porch	56	71.150	3,984

Net Sketched Area:	2,420			Total:	283,087
Size Ad	1366	Gross Are	2868	FinArea	1516

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	FR	1931	26.57	T	50	101			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:	Total: 2,900